

20th July 2017

Ref: 2017/3206/P

246-248 Kilburn High Road
London NW6 2BS

Crime Impact Assessment

The proposed scheme is a development of the previously approved development on the same site. The impact of crime and antisocial behaviour has been considered and addressed on the site with consideration to 'Safer Places: The Planning System and Crime Prevention' (ODPM, 2004). The infill of this previously vacant site, visibility into the development from the street, access via a single gated point of entry in addition to a number of other considerations outlined in the Police Crime Prevention Assessment contained in Consultations Appendix, 6, effectively design out crime potential (aligning with CPG1, 9.9).

As part of our previous consultations for the now approved scheme, a meeting was held with Adam Lindsay (Crime Prevention Design Officer) to ensure that the scheme meets the standards required of secured-by-design. His suggestions have been retained for the currently proposed development, and these have been integrated into the scheme to include:

1. All communal and residential doors will be to BS 23/24 2012;
2. Windows. All accessible and opening windows will be to BS PAS 23/24 2012;
3. Post: suggestion of a through the wall (or through the gate system);
4. Refuse doors will be self-closing and locking;
5. Utility meters located in a central position (not inside each home);
6. Lighting to a uniform level;
7. CCTV will be considered as part of Technical Design stage;
8. Access control will be audio and video;
9. Gating will be full height and width of the opening.

Out

InsideC

In addition to all the above, the park facing units have been designed to be raised above the park level by approximately 500mm, will contain 1.1m high metal railings defining the private amenity terrace areas and will also benefit from a depth of defensible planting along the park-facing façade.

The opening glazing to the park-facing terraces will also be to BS PAS 23/24 2012.

A positive benefit of the proposed park-facing units will be the increased natural surveillance over the park both at day and at night. Currently there is only one house looking out onto the park, this scheme proposes 20 different homes looking onto the park (3 at Ground, 4 on 1st floor, 4 on 2nd floor, 4 on 3rd floor, 3 on 4th floor and 2 on 5th floor).

Out